



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

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## MEMORANDUM

**Date:** June 10, 2016  
**To:** Portland Design Commission  
**From:** Tim Heron, Senior City Planner  
503-823-7726, tim.heron@portlandoregon.gov  
**Re:** June 16, 2016 Design Commission Agenda Item  
LU 16-129367 DZM, 2211 SW 4<sup>th</sup> Avenue Apartments

Please find a Staff Report *recommending denial* and the associated 11x17 drawings for the 2211 SW 4<sup>th</sup> Avenue Apartments. The proposed project is for the new construction of a 6 level, 108 unit studio apartment building with ground floor commercial space and parking on a triangular site at SW 4<sup>th</sup> Avenue and SW Grant Street adjacent to I-405.

### Development Team:

Architect/Developer Joshua Scott, KOZ Development  
Owner Schlesinger Company, BPM-UB LLC  
Project Valuation \$6,360,857

While there are many aspects of the proposal that meet the Design Guidelines and the Zoning Code standards, staff has identified four primary areas of concern [Issues 1-4], that do not meet the Approval Criteria. Specifically:

### Issue 1: Massing and I-405 frontage - Metal corners, tall concrete foundation, acoustics

- A9. Strengthen Gateways.
- C1. Enhance View Opportunities.
- C6. Develop transitions between building and public spaces.

### Issue 2: Building skin contextual response and coherency - Corrugated metal panel area

- C4. Complement the Context of Existing Buildings.
- C5. Design for Coherency.

### Issue 3: Ground floor activation - Shallow ground level spaces, corner stair tower, narrow main lobby, narrow bike lobby

- A8. Contribute to a Vibrant Streetscape
  - B1. Reinforce and Enhance the Pedestrian System.
  - C9. Develop Flexible Sidewalk-Level Spaces.
- Modification Request to Ground Floor Windows

### Issue 4: Permanence and quality of materials - Material samples, specs and sections needed

- C2. Promote Quality and Permanence in Development.

With additional design development and changes to the proposal, Staff could recommend approval. However, at this time, Staff recommends denial.

*Attachments:* Staff Report and Recommendation dated June 6, 2016  
11x17 drawings package dated May 27, 2016  
Central City Fundamental Design Guidelines Cheat sheet  
DAR Summary notes & drawings for June 18, 2015 DAR Hearing  
Applicant Responses to DAR Summary notes dated February 23, 2016